

CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

September 13, 2012

SAMUEL L. JONES
MAYOR

The Creel Company
3762 Moffett Road
Mobile, AL 36618

Re: #5762
(Case #ZON2012-01527)
The Creel Company
3804 Norwood Lane

(North side of Norwood Lane, 70'± West of Stimpson Lane [not open] extending to the South side of Isabella Lane [not open] 100'± West of Stimpson Lane [not open])

Surfacing, Tree Planting and Screening Variances to allow a contractor's storage yard in an I-1, Light-Industry District, (rezoning pending) with a partially open vegetative buffer, aggregate parking surface and no tree planting; the Zoning Ordinance requires the storage area to be completely enclosed with an 8' high wall or privacy fence, the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface, and full compliance with tree plantings.

Council District 1

Dear Applicant(s) / Property Owner(s):

On September 10, 2012, the Board of Zoning Adjustment approved your request for **Surfacing and Screening Variances to allow a contractor's storage yard in an I-1, Light-Industry District, (rezoning pending) with a partially open vegetative buffer, aggregate parking surface;** however the Board denied the **Tree Planting Variance** requesting that no tree planting be required at the above referenced location, subject to the following conditions:

- 1) to allow the aggregate surface of the entrance drive on-site, the parking area for standard vehicles, and the associated access and maneuvering area for such;
- 2) revision of the site plan to indicate a compliant 24' wide paved entrance drive within the right-of-way as required by City Engineering;
- 3) the provision of a chain link fence with "tennis court" style screening along Norwood Lane;
- 4) revision of the site plan to locate the entrance gates to a compliant 60' vehicle queuing setback, or the placement of a note on the site plan stating that the

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gates are to be closed only when the site is not in use and are to remain open during operational hours;

- 5) revision of the site plan to indicate a compliant dumpster, or the placement of a note on the site plan stating that no dumpster will be utilized and trash collection will be via curb-side or private collection service;
- 6) the obtaining of any required after-the-fact permits for development of the site;
- 7) compliance with any conditions of approval of the Rezoning and Subdivision by the Planning Commission; and,
- 8) full compliance with all other municipal codes and ordinances.

Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

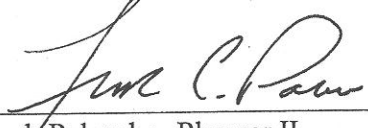
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before March 10, 2013, the **Surfacing and Screening Variances** will expire and become null and void. For additional assistance, call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Frank Palombo, Planner II

cc: Derek Peterson

fcp